

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	9220 Damascus Hills Lane, Damascus	<b>Meeting Date:</b>	3/2/2022
<b>Resource:</b>	Master Plan Site #11/21 ( <i>Rezin Bowman Farm</i> )	<b>Report Date:</b>	2/23/2022
<b>Applicant:</b>	Daniel Ferenczy (Sigi Koko, Agent)	<b>Public Notice:</b>	2/16/2022
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
		<b>Staff:</b>	Michael Kyne

**Permit Number:** N/A

**PROPOSAL:** Comprehensive building rehabilitation, alterations, and new addition

**STAFF RECOMMENDATION:**

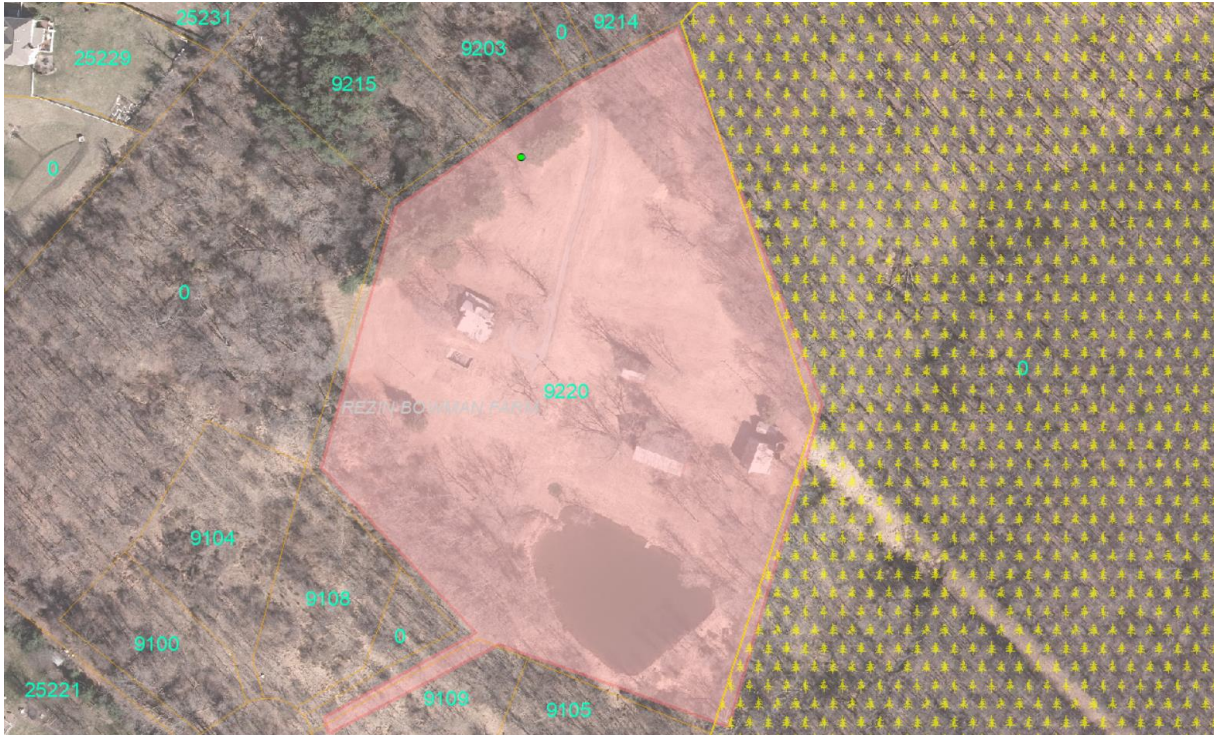
Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Master Plan Site #11/21, *Rezin Bowman Farm*  
**STYLE:** Farmstead  
**DATE:** c. 1827-1939

Excerpt from *Damascus-Goshen Historic Resources Master Plan Amendment*:

The Rezin Bowman Farm was established at the headwaters of Great Seneca Creek. The farmstead is significant for its collection of buildings that represent an evolution of construction. By 1850, Aden Bowman (1787-1868) owned 520 acres of land and resided on this farm. He built the bank barn sometime after he acquired this land in 1827. Typical of successful farmers of the era, he grew a principal crop of tobacco, had diverse livestock, and grew corn, oats and wheat. His son, Rezin H. inherited the farm that he maintained through the century. The center cross gable dwelling represents a house type that was popular in Montgomery County from the post-Civil War era through the early 20th century. Claude Burdette continued the farm by introducing dairy cows, housed in the 16-cow dairy barn built by 1939.



**Fig. 1: Subject property.**

### **PROPOSAL:**

The applicant proposes comprehensive building rehabilitation, alterations, and a new addition at the subject property.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Damascus-Goshen Historic Resources Master Plan Amendment (Amendment)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or



- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

***Damascus-Goshen Historic Resources Master Plan Amendment***

The *Amendment* includes the following statement regarding the *Rezin Bowman Farm*:

The setting includes the dwelling house, corn crib, bank barn, dairy barn, and milk house. Since the dwelling house has had many alterations, additional changes should be reviewed with leniency by the Historic Preservation Commission. The property may include a cemetery, described in Aden Bowman's 1868 will.

***Secretary of the Interior's Standards for Rehabilitation:***

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION:**

The subject property (addressed 9190 Damascus Road, when designated to the Master Plan for Historic Preservation as part of the *Damascus-Goshen Historic Resources Master Plan Amendment* in 2009) is an early 19<sup>th</sup> to early 20<sup>th</sup> century farmstead. The farmstead consists of a c. 1827 bank barn, c. 1939 dairy barn, corn crib, milk house, and a late 19<sup>th</sup> to early 20<sup>th</sup> century farmhouse. As stated in the *Amendment*,

the house has experienced extensive previous alterations. Historic preservation staff worked with the County's Department of Housing and Community Affairs (DHCA) and Department of Permitting Services (DPS) to issue an abatement order for the house in Spring 2021. Housing code inspectors found nine (9) violations to be addressed. Notably, the house was condemned and found unfit for human habitation.



**Fig. 2: Site map, with structures labeled.**

The applicant purchased the property in Summer 2021, with the intention of rehabilitating the farmstead, including the condemned house. The current proposal includes the following alterations:

- Extend the foundation of the existing rear addition 5' x 6' to accommodate a proposed new mudroom entrance.
- Rebuild a former rear deck, with the new proposed deck being 12' x 24'.
- Replace the existing sheathing and wooden clapboard siding with lime plaster.
- Remove the existing rear addition roof and alter the rear addition, creating a two-story rear addition with living (moss and succulent covered) roof.

Staff is generally supportive of the applicant's proposal, particularly the rear addition extension and alterations to the existing rear addition and roof. As noted, the house has experienced many alterations in the past, and the addition to be altered is a non-original/non-historic feature. Staff finds that these work items will not alter or remove character-defining features and/or materials of the subject property, in

accordance with *Standards #2* and *#9*. Further, these alterations could be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired, per *Standard #10*.

Staff seeks the HPC's guidance regarding the proposed siding replacement. While the *Amendment* states that the HPC should review changes to the house with leniency, due to its extensive previous alterations, the house is a Gothic Revival-influenced farmhouse with center cross gable, which was popular in the county from the post-Civil War era to the early 20<sup>th</sup> century. Houses of this style typically have wooden clapboard siding, and staff considers the siding to be a character-defining feature. Removal of the siding and replacement with new wooden clapboard siding in kind is the correct and typical preservation approach for a house of this architectural type. Lime plaster is an atypical exterior treatment in Montgomery County, which is comparable to a pebble dashed stucco treatment of the early twentieth century, or lime plaster over stone or wattle and daub for earlier 18<sup>th</sup> century farmsteads. The treatment is more similar to construction methods common to Pennsylvania or the Upper Mid-Atlantic rather than to Maryland or the Potomac River Valley Region. If approved this work item would not qualify for historic preservation tax credits. It would also potentially contravene *Standard #2*.

Questions for the HPC:

- Are there any concerns regarding the proposed alterations to the existing non-original/non-historic rear addition and/or the construction of the green roof?
- If it is unable to be repaired, should the existing wooden clapboard siding be replaced in kind, with consideration given to both the language in the *Amendment* and the relevant *Standards*?

**STAFF RECOMMENDATION:**

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



FOR STAFF ONLY:

HAWP# 981848

DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Daniel Ferenczy  
Address: 636 River Road  
Daytime Phone: 907-750-8306

E-mail: daniel.ferenczy@gmail.com  
City: Coxsackie, NY Zip: 12192  
Tax Account No.: 03815944

**AGENT/CONTACT (if applicable):**

Name: Sigi Koko  
Address: 1376 W. Woodbine Road  
Daytime Phone: 202-302-3055

E-mail: sigikoko@buildnaturally.com  
City: Fawn Grove, PA Zip: 17321  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 11/021-000A

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
No/Individual Site Name Rezin Bowman Farm

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9220 Street: Damascus Hills Lane  
Town/City: Damascus Nearest Cross Street: Route 108 / Damascus Hills Lane  
Lot: 119 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input type="checkbox"/> Hardscape/Landscape	<input type="checkbox"/> Tree removal/planting
<input type="checkbox"/> Grading/Excavation	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Window/Door
		<input checked="" type="checkbox"/> Other: <u>Siding</u>

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The 9.8 acre "Rezin Bowman Farm" is one mile southeast of Damascus, secluded in the headwater valley of the Great Seneca Creek. The property is down a long paved driveway at the bottom of a dead-end street. The site is encircled by forest conservation land. The terrain of the farm gently slopes to a man-made pond. Buildings include a 20th C house, a 19th C bank barn and corn crib, and a 1930s dairy barn with milk house and silos.

The farmhouse is abandoned, gutted and condemned. It faces north, looking up the driveway. It is a roughly square dimension, arranged by "L" shaped intersecting roof gables with a lean-to addition inside the "L." The house has a metal roof, a wrap-around porch and clapboard siding. The foundation is in three parts: a small stone basement, larger stone crawlspace, and a newer cement block space.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We intend to salvage the neglected structure and remodel it into a family home. We are committed to retaining the familiar farmhouse appearance and to keep existing functional material in place or re-purposed on site. All work will be done with traditional, honest building materials that sustainable, local, and long lasting: stone, timber, clay and lime plaster, and straw insulation. Our "natural building" architect is the world famous Sigi Koko, who has over 20 years experience and has completed hundreds of custom "natural built" homes. Our builder is Tim Stull, a local natural builder with experience working on historically preserved houses.

We are proposing the following:

1. Extend Rear Foundation by 30 sq ft for mudroom entrance, and re-attach a 12'x24' rear deck.
2. Remove deteriorated unpainted wood siding; Replace with traditional, timeless lime plaster.
3. Remove the patchy rear roof and rotted frame; replace with uniform two-story frame / living roof.

Adjacent and Confronting Properties:

Gaithersburg, MD 20882

9105	Bonny	Brook	Court
9109	Bonny	Brook	Court
9108	Bonny	Brook	Court
9215	Damascus	Hills	Lane
9203	Damascus	Hills	Lane
9214	Damascus	Hills	Lane

Work Item 1: <u>Rear Addition</u>	
Description of Current Condition: <p>The foundation is pretty good.</p> <p>A deck used to exist there, but has since been removed.</p>	Proposed Work: <p>Extend the rear kitchen foundation 5'x6' to accommodate an insulated mudroom entrance.</p> <p>Rebuild the former rear deck to approximately 12'x24'.</p>
Work Item 2: <u>Siding</u>	
Description of Current Condition: <p>The wood siding and Celotex foam sheathing is in disrepair.</p>	Proposed Work: <p>Replace the sheathing and wood siding with lime plaster. The lime plaster is an optimal exterior siding for natural building, as it is breathable and adheres excellently to organic structural and insulation material, such as wood, stone, and straw.</p>
Work Item 3: <u>Rear roof</u>	
Description of Current Condition: <p>Broken skylights and a hole from a removed chimney.</p> <p>The supporting frame of the back half of the house is mostly rotten.</p>	Proposed Work: <p>Remove the rear roof and rotted frame and replace with a two-story structure and living roof.</p>

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/31/2022

Application No: 981848  
AP Type: HISTORIC  
Customer No: 1425582

## Comments

We intend to salvage the neglected structure and remodel it into a family home. We are committed to retaining the familiar farmhouse appearance and to keep existing functional material in place or re-purposed on site.

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 9220 DAMASCUS HILLS LN  
DAMASCUS, MD 20872  
Homeowner Ferenczy (Primary)

## Historic Area Work Permit Details

Work Type ALTER  
Scope of Work The farmhouse is abandoned, gutted and condemned. It requires complete renovation.

DRAFT  
SITE PLAN

1" = 100'

REZIN BOWMAN  
FARMSTEAD

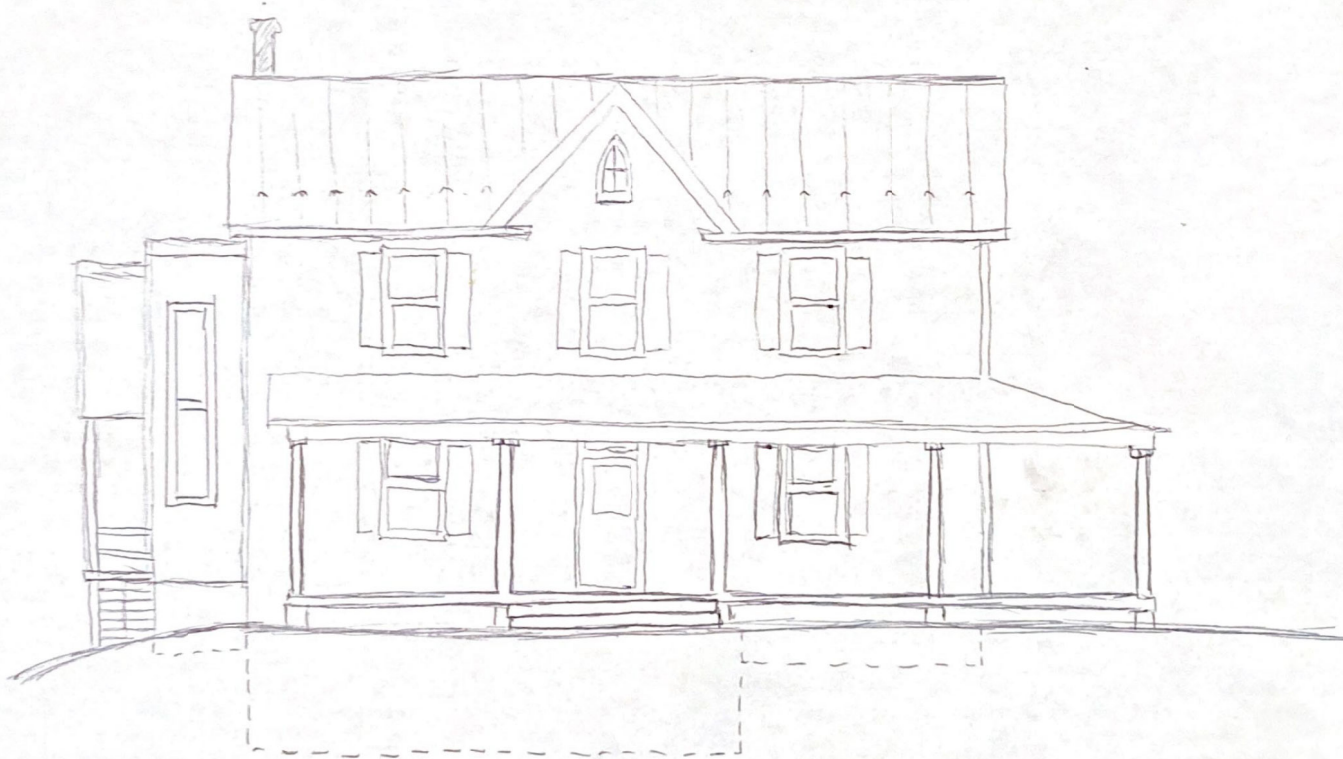
9.4 acres

9220 DAMASCUS HILLS LANE, DAMASCUS MD 20872



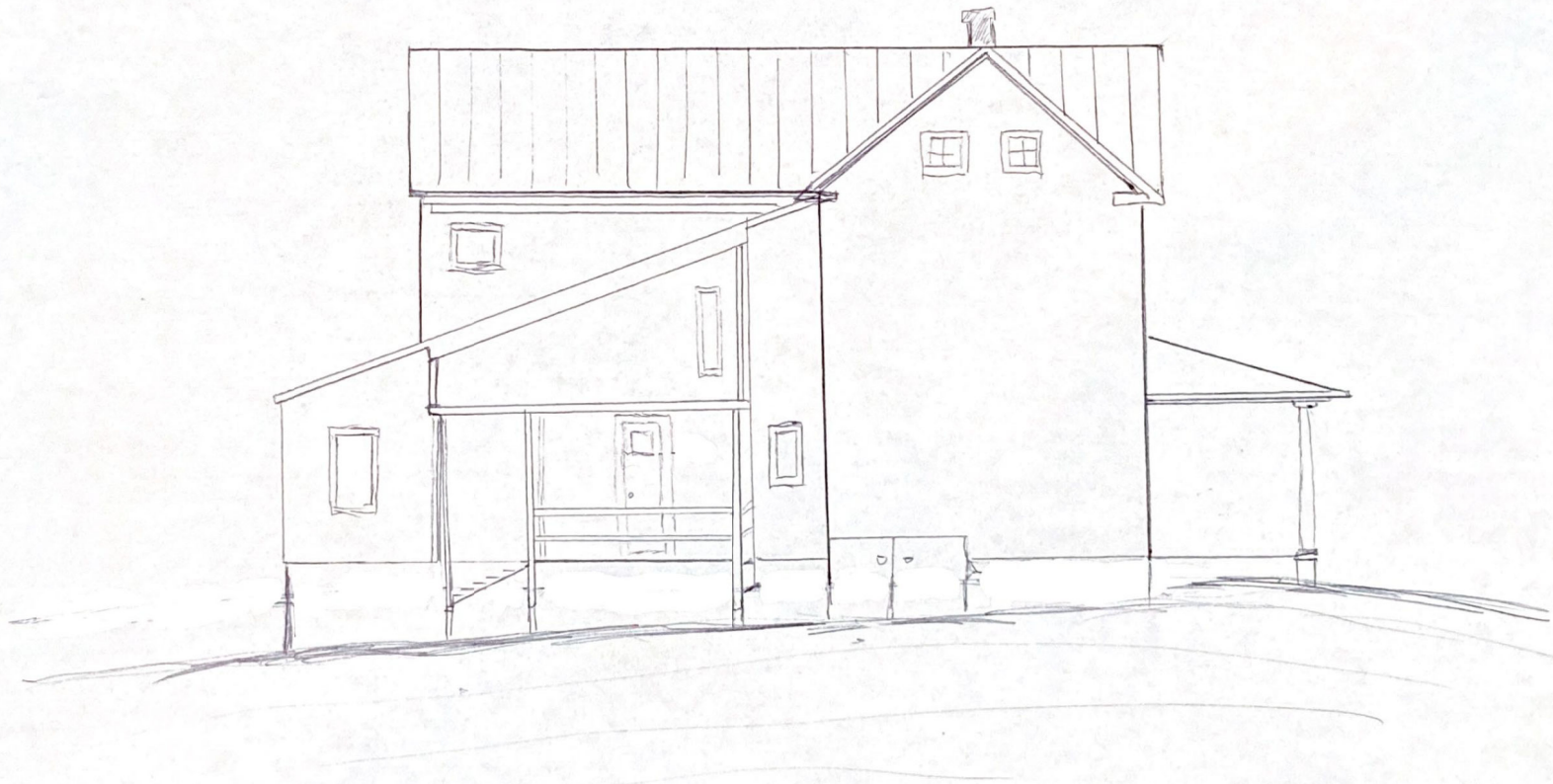


EXISTING  
FRONT ELEVATION  
 $\frac{1}{8}" = 1'-0"$



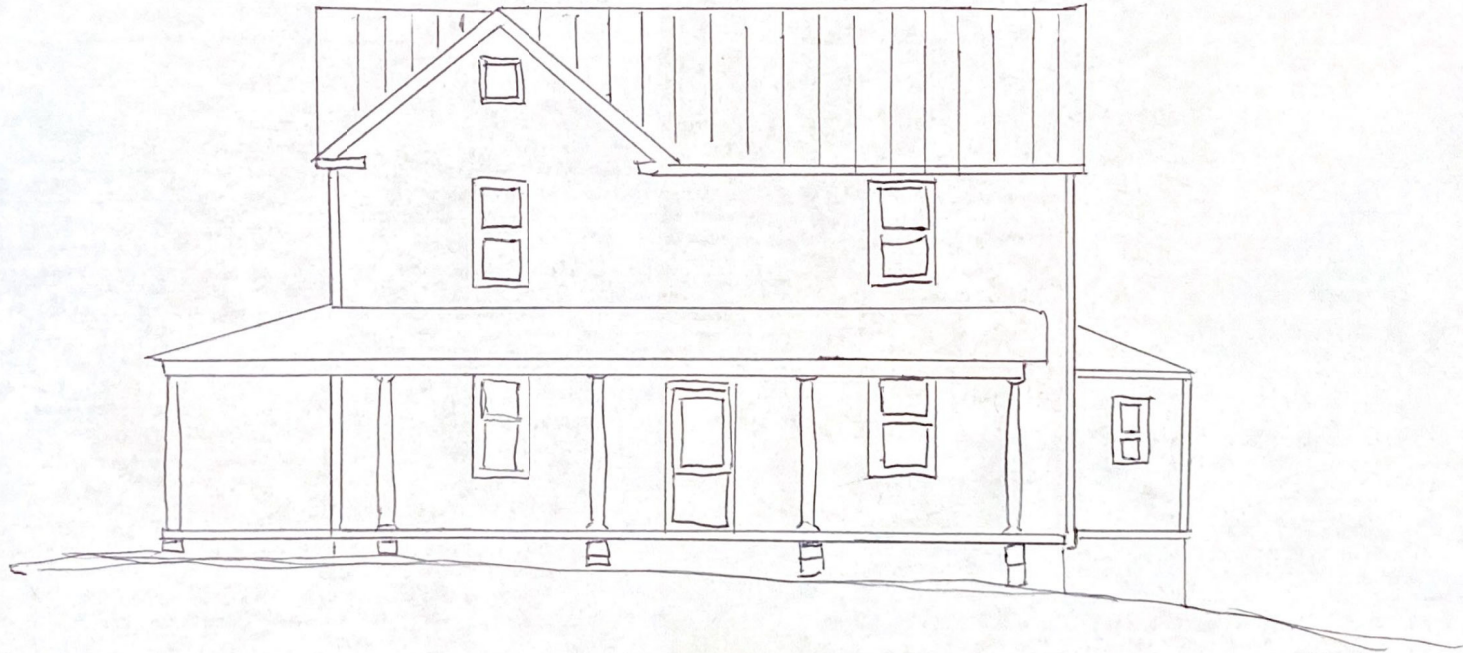
EXISTING  
EAST SIDE ELEVATION

$\frac{1}{8}" = 1'0"$

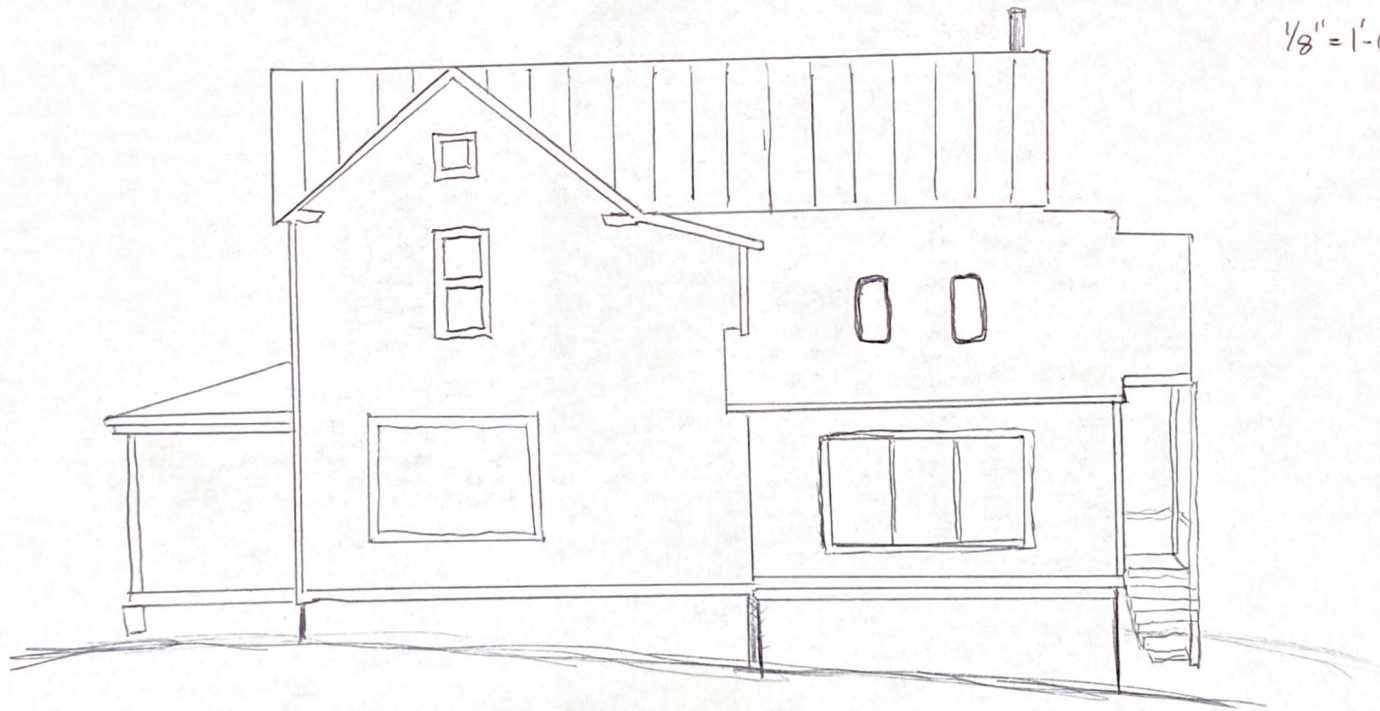




EXISTING  
WEST SIDE ELEVATION  
 $\frac{1}{8}" = 1'-0"$



EXISTING  
REAR ELEVATION  
 $\frac{1}{8}" = 1'-0"$





PROPOSED  
FRONT ELEVATION  
 $\frac{1}{8}" = 1' - 0"$



PROPOSED  
EAST SIDE ELEVATION  
 $\frac{1}{8}" = 1' 0"$



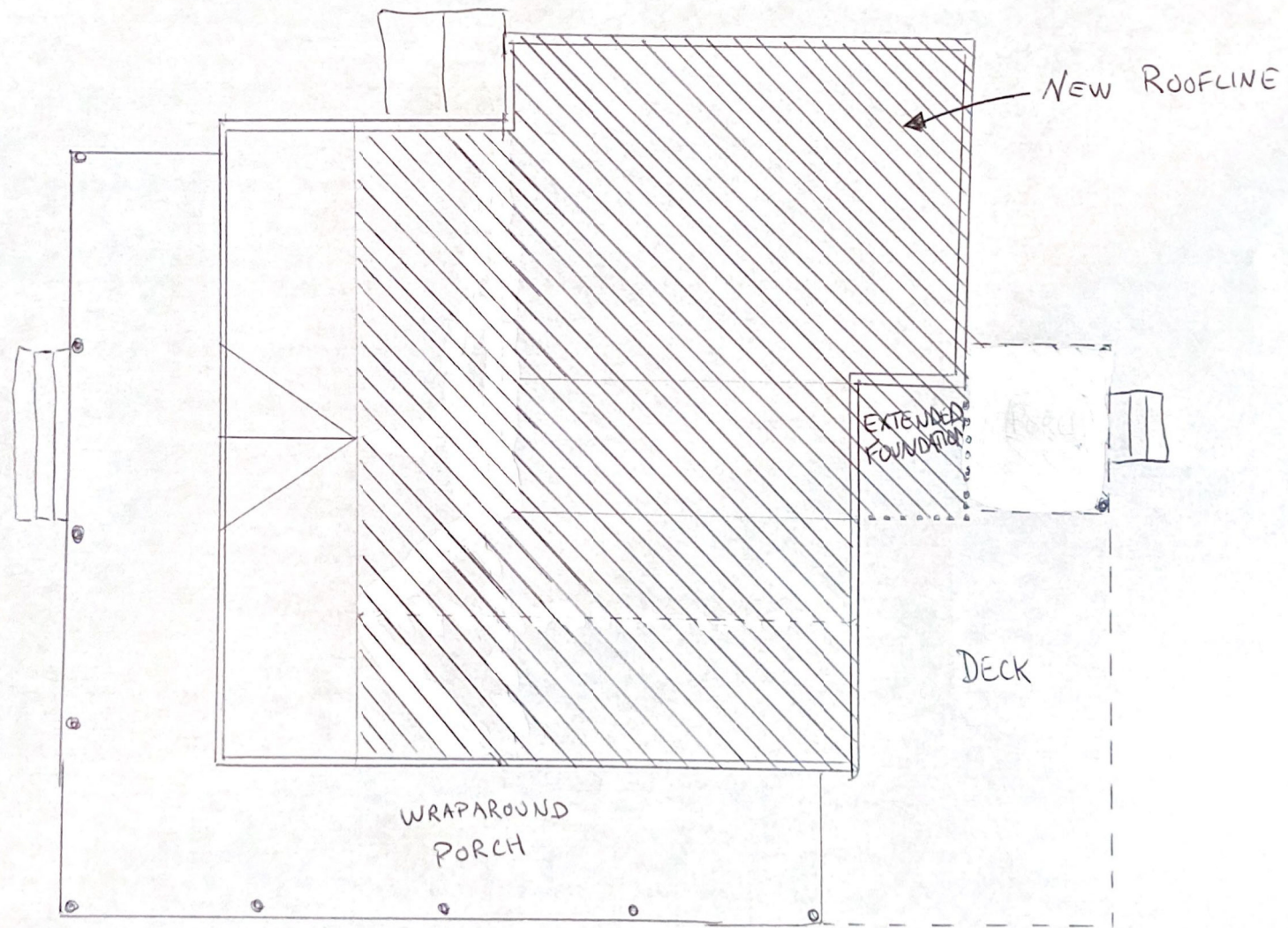


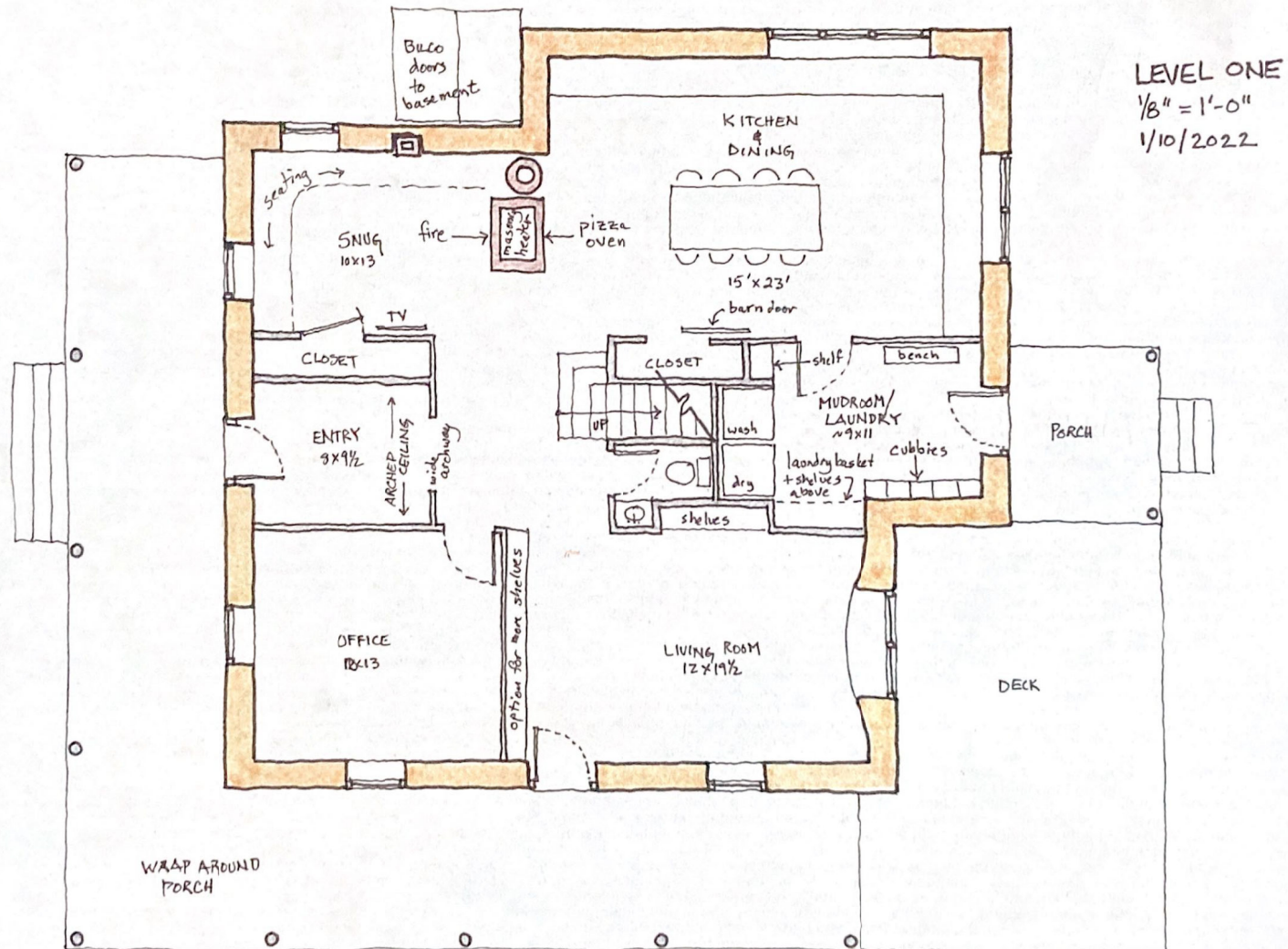
PROPOSED  
WEST SIDE ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



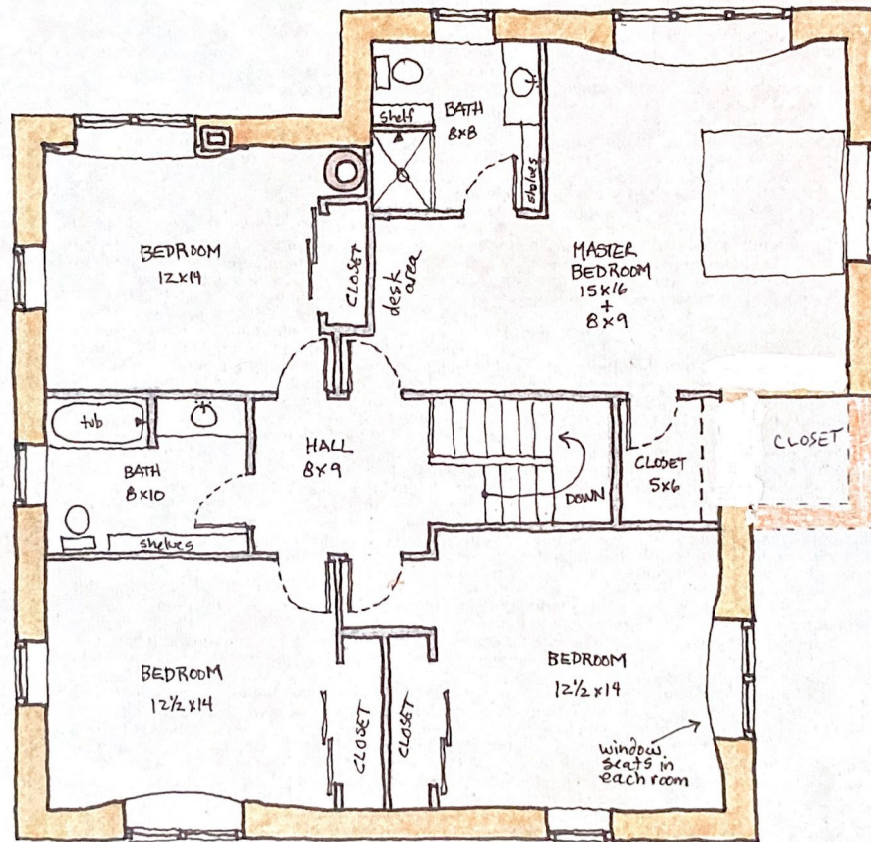














Farmstead front view near top of driveway





Farmstead rear view from below the pond





Dwelling North Front





Dwelling East Side





Dwelling Southeast Side





Dwelling Rear





Dwelling Southwest Side





Dwelling West Side

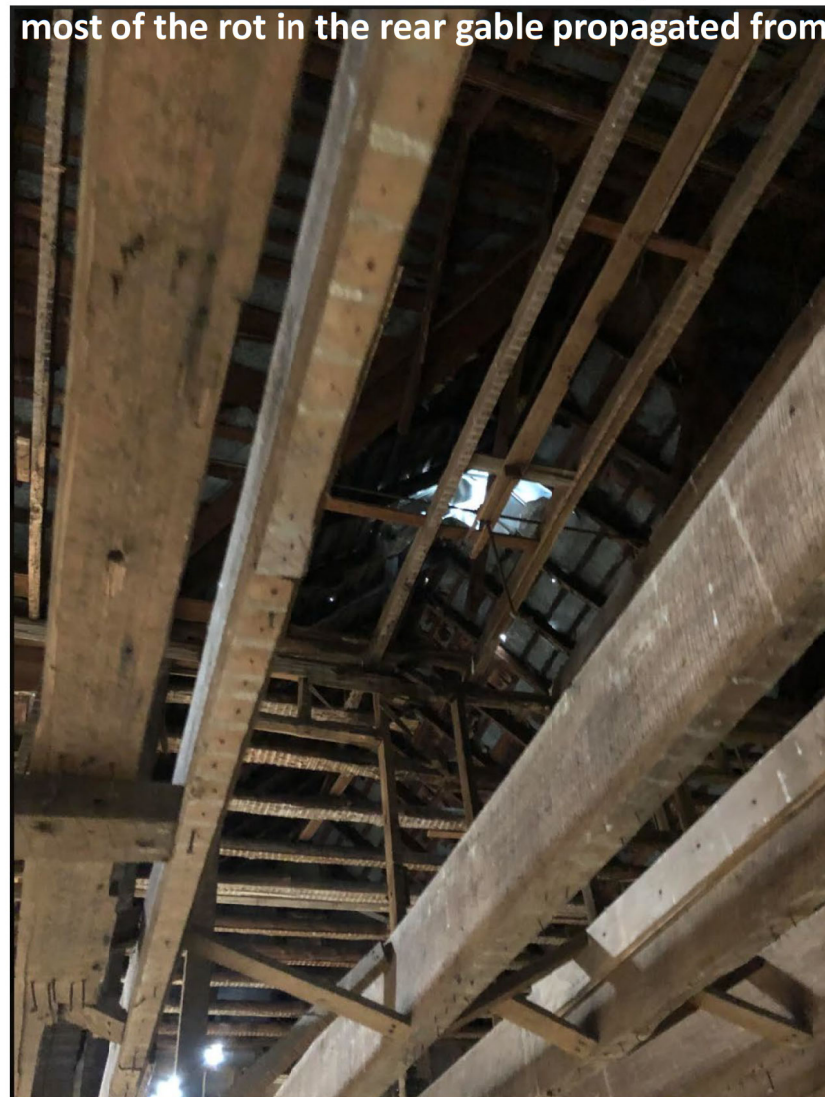




Interior Main Gable and Front Dormer



Interior Rear Gable – removed chimney is where most of the rot in the rear gable propagated from

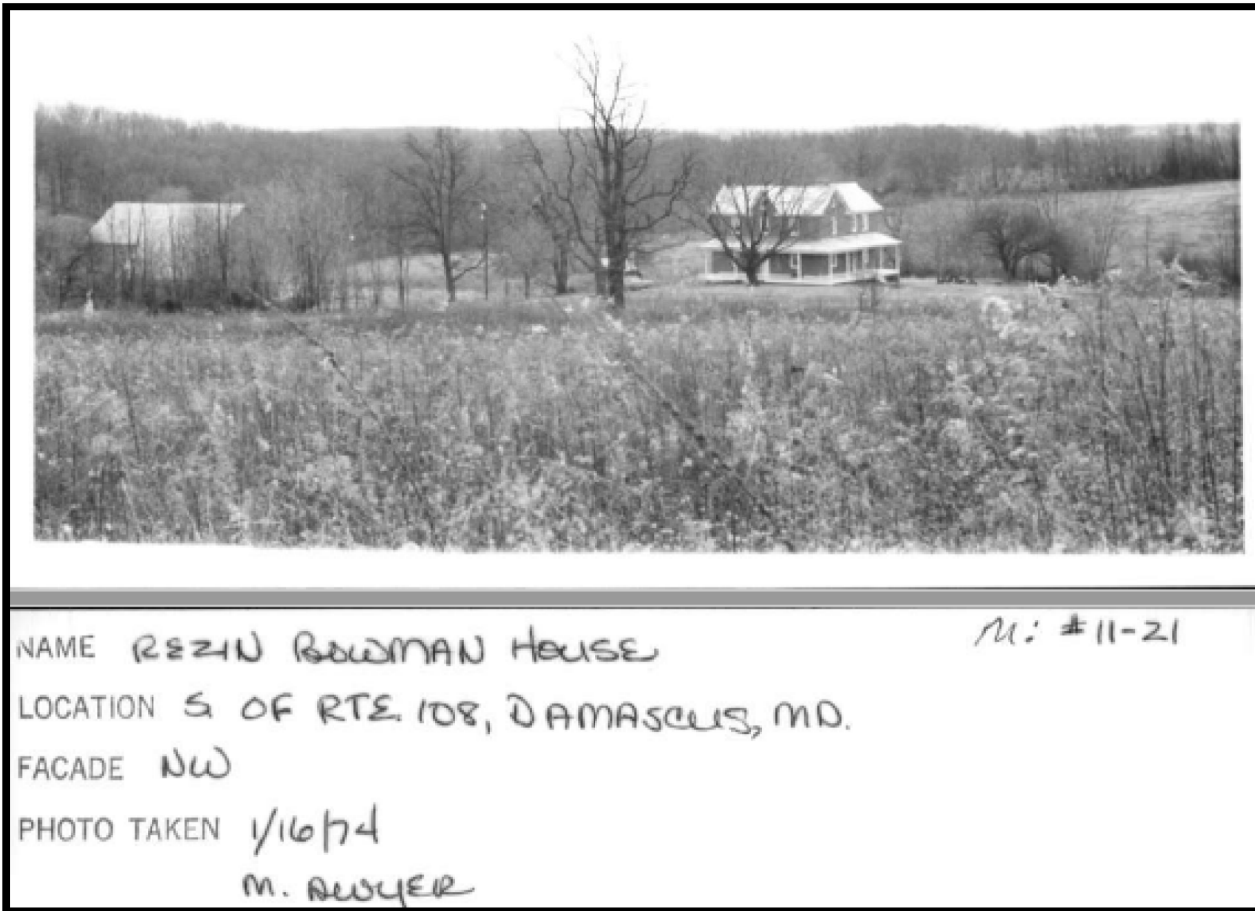




Photos from 2002 MD Historical Trust  
Inventory of Historic Properties



Photo from 1974. These surrounding fields are now dense 30+ year old forest



EXAMPLE Natural Built home of timber, straw bales, clay and lime plaster



**(1) It starts with the Foundation and Framing**



**(2) Installed Straw insulation**



**(3) Finished lime plaster siding**



EXAMPLE "Straw Bale" insulated building

Straw Bale with lime plaster  
addition to brick / log building

OLD BRICK

ADDITION

Back view with  
living roof



EXAMPLE Living Roof on straw bale homes. The living roof is eco-friendly and keeps the roof cool under summer sun



**Plant life such as succulents and moss are perfectly adapted for living roofs**



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Natural Building material: Clay and lime plaster are traditional surface finish materials used historically with timber, stone and wood on straw walls. Some of the oldest buildings in the world still standing today were built this way.



**Prepare straw insulation**



**Mix plaster**



**Apply skim coat**



**Apply finish coat**



Natural Building material: Straw bale insulation provides deep walls with exceptional insulation. The deep plaster provides thermal mass that reduces temperature swings, as well as a vapor permeable barrier that regulates humidity.

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MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 25407, MSA 52499-30954, Date available 2019/07/19, Printed 05/20/2021.



SURVEYOR'S CERTIFICATE

PLAT NO. 25407

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON, TRUSTEE, SUBSTITUTION TRUSTEE TO SENECA RIDGE DEVELOPMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTION TRUSTEE'S DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 368. AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON TRUSTEE AND THOMAS E. HELF, TRUSTEES TO SENECA RIDGE DEVELOPMENT, LLC BY TRUSTEES' DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 41869 AT FOLIO 378.

FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON—WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 70,674 SQUARE FEET OR 16.2236 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

6/12/18  
DATE  
MICHELL E. GOODE  
PROPERTY LINE SURVEYOR  
MARYLAND REG. NO. 444  
LICENSE EXPIRATION DATE: 12/10/2018

NOTES

1. PROPERTY ZONED REEC AT DATE OF RECDATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM SEWER AND WATER CATEGORIES: S-4, Y-3.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12006118A ENTITLED "SENECA SPRINGS" DATED 8-28-14 ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF EASEMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP PG562 W.S.S.C. GRID 236N909.
8. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. LOT 119 IS APPROVED FOR A 4 BEDROOM HOUSE.
10. PARCEL 1 TO BE CONVEYED TO THE H.O.A.
11. THE ENTIRETY OF LOT 119 SHOWN HEREON COMPREHENS THE ENVIRONMENTAL SETTING BOUNDARY OF THE REZIN/BOWMAN FARM (HISTORIC RESOURCE #11/21). ANY NEW CONSTRUCTION OR SITE MODIFICATION WITHIN THE AFORESAID ENVIRONMENTAL SETTING BOUNDARY ARE SUBJECT TO REVIEW AND APPROVAL BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.
12. PARCEL 1 AND LOT 119 HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPEMENT AND SUBDIVISION OR RECDATION IS PERMITTED AFTER THE PROPERTY IS DEVELOPED.
13. PARCEL 1 SHOWN HEREON IS SUBJECT TO A DECLARATION OF OPEN SPACE COVENANT RECORDED IN LIBER 28046 AT FOLIO 576 AND LIBER 44770 FOLIO 294 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT TOTALS	
NUMBER OF LOTS, PARCELS	2
AREA OF LOTS, PARCELS	16.2236 ACRES
AREA OF DEDICATION	0.0 ACRES
TOTAL AREA SHOWN ON PLAT	16.2236 ACRES

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 2' WIDE OR AS MAY BE OTHERWISE SHOWN HEREON, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE STREETS RIGHT-OF-WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3804 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITY EASEMENTS INDICATED WITHIN SAID DECLARATION.

FURTHER WE GRANT THE 15' TRAIL ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFICIARIES INDICATED HEREON.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 42090 AT FOLIO 368 AND THE PARTIES IN INTEREST THEREIN HAVE HEREON INDICATE THEIR ASSENT BELOW.

6/14/18  
DATE  
BY SENeca RIDGE DEVELOPMENT, LLC  
BY STEPHEN J. KIDD, VICE PRESIDENT

6/14/18  
DATE  
ERIC A. ANDERSON, TRUSTEE

220100580 12006118A RE-2C  
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: July 12, 2018  
CHAIRMAN  
SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: June 20, 2018  
DIRECTOR

DATE:  
PLAT NO.

S.W.M. PARCEL D  
BLOCK B  
DAMASCUS HILLS  
PLAT NO. 23428

PARCEL "I"  
OPEN SPACE  
282701 SQ. FT.  
6.4699 ACRES

BONNY BROOK LANE  
60' PUBLIC R/W  
PREVIOUSLY DEDICATED  
PER PLAT NO. 21271

CURVE		RADIUS		ARC LENGTH		DELTA ANGLE		TANGENT		CHORD BEARING		CHORD LENGTH	
C1	710.00'	10.00'	00°48'25"	5.00'	N 35°45'10" W	10.00'							
C2	60.00'	25.31'	24°10'24"	12.85'	N 24°45'29" W	25.13'							

SUBDIVISION RECORD PLAT  
LOT 119 AND PARCEL "I"  
SENECA SPRINGS  
ELECTION DISTRICT 12  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1"=100'  
JUNE 2018

GOODE SURVEYS, LLC  
P.O. BOX 599  
DAMASCUS, MD 20872  
PHONE: (301) 368-3700  
FAX: (301) 368-3703

2207381

MSA 52499-30954

640-47

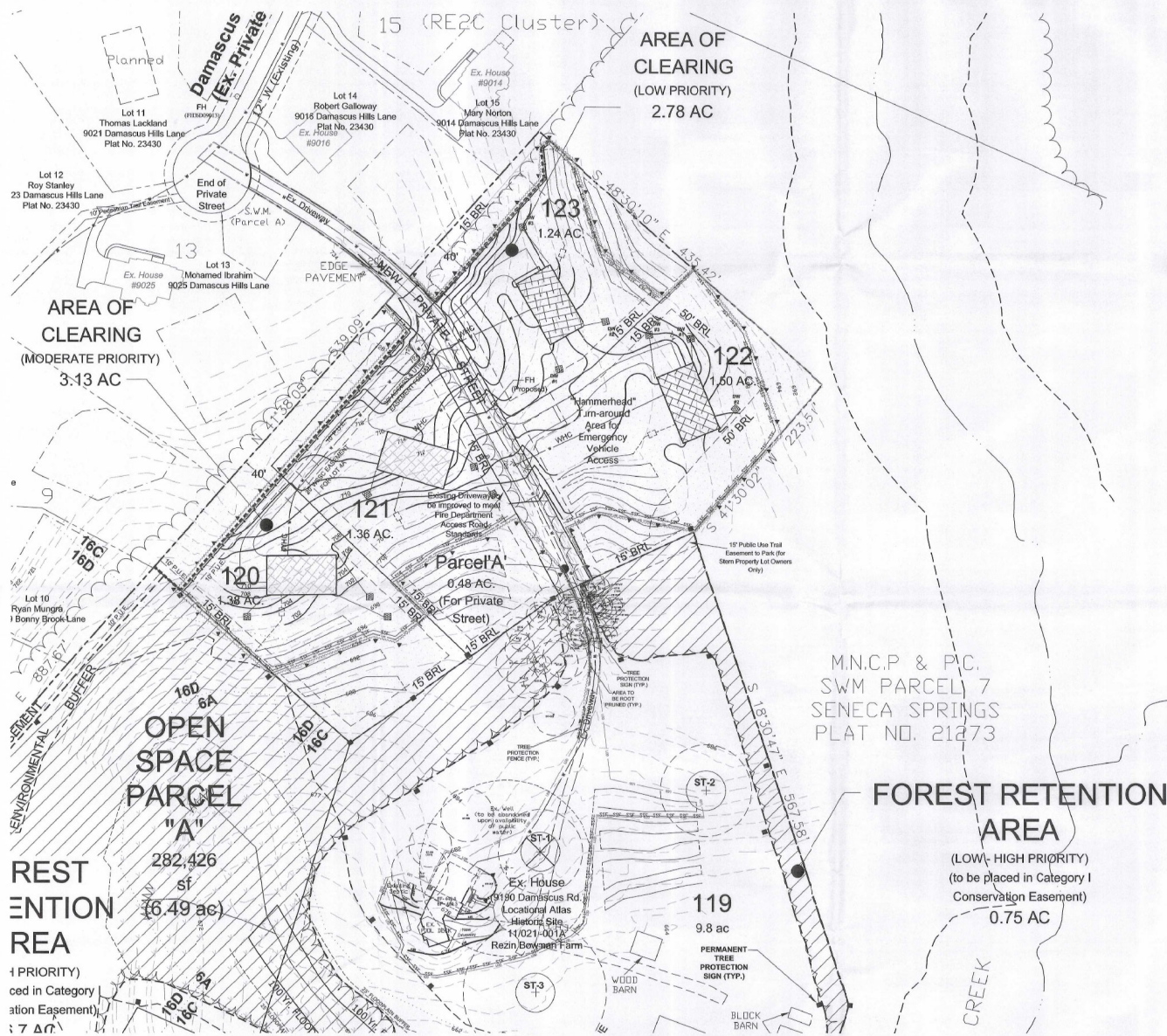












- LEGEND:**
- TREE CANOPY
  - SIGNIFICANT TREE
  - SIGNIFICANT TREE TO BE REMOVED
  - CRITICAL ROOT ZONE
  - ENVIRONMENTAL BUFFER
  - FOREST RETENTION AREA
  - FOREST CLEARING AREA
  - TREE PROTECTION SIGN
  - TREE PROTECTION FENCE
  - LIMIT OF DISTURBANCE
  - PERMANENT TREE PROTECTION SIGN
  - ROOT PRUNE
  - NON-SPECIMEN TREE IN HISTORIC SETTING
  - NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED
  - DRY WELL

Sheet 3 of 5

06/06/2015
01/06/2016
07/23/2017
11/01/2017



date: 12/31/14  
scale: 1" = 50'

Borning & Associates, Inc.  
8933 Sandy Grove Court  
Columbia, Maryland 21044  
(410) 486-4524



FINAL FOREST CONSERVATION PLAN  
SENECA SPRINGS (Lots 113-123)  
(Stern Property)  
Montgomery County, Maryland

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
Final Forest Conservation Plan  
APPROVAL  
Plan No. 12006118A  
Signature: [Signature] Date: 1/2/16

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A, including, financial bonding, forest planting, maintenance, and all other applicable agreements.  
Developer's Name: Seneca Ridge Development LLC  
Contact Person or Owner: Eric Anderson  
Address: PO Box 101525 Arlington, VA 22210  
Phone and Email: 202-812-1034  
Signature: [Signature]

THIS PLAN IS AN AMENDMENT TO  
APPROVED FINAL  
FOREST CONSERVATION PLAN 120061180  
AMENDMENT # 12006118A: TO CONVERT THE  
PREVIOUSLY APPROVED OUTLOT INTO 4  
LOTS, BRINGING THE TOTAL LOTS TO 11.







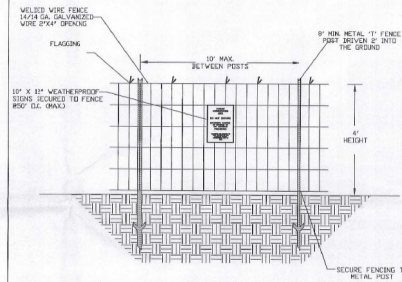
# FOREST CONSERVATION AREA

DO NOT DISTURB  
UNDER PENALTY OF LAW

NO DUMPING  
NO MOTORIZED  
VEHICLES

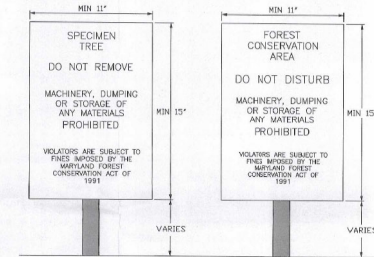
M-NCPPC  
Environmental Planning  
(301) 495-4540

STYLE #1 © THE TREE COMPANY CATONSVILLE, MARYLAND P.O. BOX 750-277 www.thetreecompany.com



- NOTES:
1. PRACTICES MAY BE COMBINED WITH SEDIMENT CONTROL FENCE.
  2. LOCATION AND LIMITS OF FENCING SHALL COORDINATE IN FIELD WITH ARBORIST.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED PRIOR TO INSTALLING PROTECTION FENCE.
  4. ROOT DAMAGE SHOULD BE AVOIDED.
  5. PROTECTIVE SIGNAGE IS REQUIRED.
  6. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

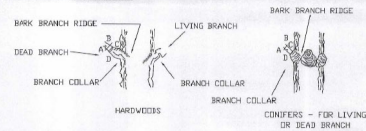
TREE PROTECTION FENCE DETAIL  
NOT TO SCALE



- NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  2. SIGNS TO BE PLACED APPROXIMATELY 50 FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

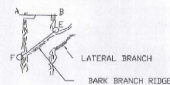
CONSTRUCTION SIGNS

## PRUNING A BRANCH



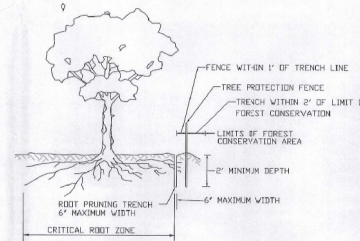
- NOTES:
1. REMOVE BRANCH WEIGHT BY UNDERCUTTING AT "A" AND REMOVE LIMB BY CUTTING THROUGH AT "B".
  2. REMOVE STUB AT "C" - CLINE BETWEEN BRANCH BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR.
  3. IF "D" IS DIFFICULT TO FIND ON HARDWOODS, ANGLE OF "C" TO TRUNK SHOULD BE THE REFLECTIVE ANGLE OF THE BARK BRANCH RIDGE TO THE TRUNK.
  4. NO MORE THAN 30% OF CROWN AT ONE TIME.
  5. REMOVE NO MORE THAN 30% OF CROWN AT ONE TIME.

## PRUNING A LEADER TO REDUCE SIZE



- NOTES:
1. REMOVE TOP WEIGHT BY UNDERCUTTING AT "A" AND REMOVE LIMB BY CUTTING THROUGH AT "B".
  2. REMOVE STUB AT "C" - PARALLEL TO THE BARK BRANCH RIDGE.
  3. ONLY PRUNE AT SPECIFIED TIMES.
  4. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME.
  5. DIAMETER OF LATERAL BRANCH SHOULD BE NO LESS THAN 30% OF THE DIAMETER OF THE LEADER.

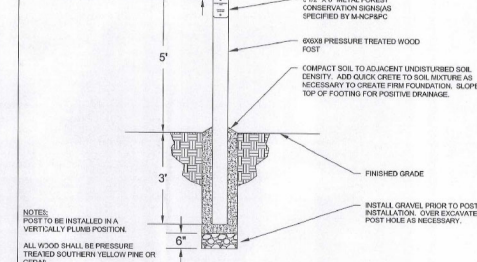
TREE PRUNING



- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
  3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
  4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER ORGANIC SOIL.
  5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING DETAIL  
NOT TO SCALE  
REVISED 2015

## PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE



- NOTES:
1. POST TO BE INSTALLED IN A VERTICALLY PLUMB POSITION.
  2. ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
  3. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED METAL OR STAINLESS STEEL.
  4. ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTORS INSTRUCTIONS.

MONTGOMERY COUNTY PLANNING DEPT.  
12/23/2008

## DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A, including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Printed Company Name  
Contact Person or Owner: Eric Anderson  
Printed Name  
Address: PO Box 161525 Arlington, VA 22216  
Phone and Email: 202-912-1034  
Signature: [Signature]

THE MARYLAND-NOTOWIL CAPITAL  
PARK AND PLANNING COMMISSION

Final Forest Conservation Plan  
APPROVED

Plan No. 12006118A  
Signature: [Signature] Date: 1/2/18

THIS PLAN IS AN AMENDMENT TO  
APPROVED FINAL  
FOREST CONSERVATION PLAN 120061180

AMENDMENT # 12006118A: TO CONVERT THE  
PREVIOUSLY APPROVED OUTLOT INTO 4  
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Sheet 5 of 5  
Revisions

06/20/2015
01/16/2016
07/20/2017
11/02/2017



date: 12/31/14  
scale: 1" = 50'

Boning & Associates, Inc.  
Land Planning Consultants  
Columbia, MD 21077  
(410) 646-6540



FINAL FOREST CONSERVATION PLAN  
SENECA SPRINGS (Lots 113-123)  
(Stern Property)  
Montgomery County, Maryland

